



## NEIGHBORHOOD MEETING INVITATION

March 31, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide of your ways to participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). **You may also contact Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com).** Sarah is available to assist residents who have questions about the review process and how to participate.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend.

This letter and associated conceptual review plans are available online at [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas).

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Courtney Levingston, AICP, LEED AP ND  
City Planner  
City of Fort Collins

*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-220-6750 for assistance.*

*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [titlesix@fcgov.com](mailto:titlesix@fcgov.com).*

Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

### MEETING TIME AND LOCATION

Tuesday, April 22, 2014  
6:00 - 7:30 p.m.  
215 Mason Street - Community Room

### PROPOSAL NAME & LOCATION

1032 W. Mountain Ave.  
(This site is north of W. Mountain Ave. and east of N. Shields St. where the gas station is currently located.)

### PROPOSAL DESCRIPTION

- Existing fuel station would be replaced with 6 residential units and 1 commercial unit.
- The commercial unit is anticipated to have a financial office or professional office use.
- 17 on-site parking spaces
- Low Density Mixed Use Neighborhood District (LMN) Neighborhood Center use requirements may apply.
- Planning and Zoning Board will be the decision-maker (Type 2).

### MODIFICATIONS/VARIANCES

- Proposal exceeds maximum density allowable in the zone district and a modification of Land Use Code standards will be requested.

### ZONING INFORMATION

- Low Density Mixed Use Neighborhood District (L-M-N)

### HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: <http://www.fcgov.com/developmentreview/agendas.php>
- Conceptual Review held on September 16, 2013
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)